

TOPIC**Staff Meeting(s) with Developer****DISCUSSION****December 9, 2009**

Introduction

Planner Aaker explained the current development review process noting that presently there is a pre-application process with the Planner where submission criteria and intent are reviewed. Planner Aaker said depending on the application that typically there are a number of meetings with the developer that includes a variety of city staff to address any concerns up-front prior to Planning Commission review.

ZOUC Members agreed that in their opinion there hasn't been a problem perceived by them with regard to the application process. The Committee further noted that at times the PC receives too much information at the preliminary review level of a project. Members expressed the opinion that plans have become so detailed that by the time of Commission review the applicant has invested so heavily in the plans that it is difficult to be flexible and possibly change direction. This concern will be addressed in the Sketch Plan Review discussion.

Action

Preliminary draft recommendation to make no changes to current staff/developer meeting process.